



To the Honorable Council
City of Norfolk, Virginia

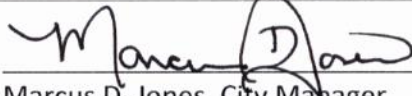
December 15, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Change of zoning from C-3 (Retail Center) to C-2 (Corridor Commercial) district and a special exception for the operation of a car wash – Coastal Breeze Car Wash**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 4/7

Approved: 
Marcus D. Jones, City Manager

Item Number: **PH-7**

I. Staff Recommendation: Approval.

II. Commission Action: By a vote of **6 to 1**, the Planning Commission recommends **Approval**.

- Majority voted for approval based on staff recommendation of approval.
- Minority voted for denial citing inconsistencies with the recent long-range planning efforts for redevelopment of this area.
 - Other concerns were from an assessment that a new car wash facility would add to what is currently a proliferation of automobile-related establishments along the corridor.

III. Requests:

- a. **Change of zoning** – C-3 (Retail Center) to C-2 (Corridor Commercial) district
- b. **Special exception** – Car Wash

IV. Applicant: Coastal Breeze Car Wash – Kent Winkquist

V. Description:

- The requests would allow the construction of an automated car wash on the site.
- The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as Commercial.
- The proposal to rezone the site to C-2 does not increase the potential intensity of uses that cannot otherwise be mitigated on a parcel of this size.
 - The site is large enough to accommodate the use as proposed in the conceptual site plan.

Staff point of contact: Matthew Simons at 664-4750, matthew.simons@norfolk.gov

Attachments:

- Staff Report to CPC dated November 12, 2015 with attachments
- Letters of support – Glenrock and Poplar Halls Civic Leagues
- Proponents and Opponents
- Ordinances

Planning Commission Public Hearing: November 12, 2015

Executive Secretary: George M. Homewood, AICP, CFM

Planner: Matthew Simons, CZA, CFM

Staff Report	Item No. 5	
Address	834 North Military Highway	
Applicant	Coastal Breeze Car Wash	
Requests	Rezoning	C-3 (Retail Center) district to C-2 (Corridor Commercial) district
	Special Exception	Car Wash
Property Owner	Kent Winqvist (GMK Corporation)	
Site Characteristics	Site/Building Area	1.77 acres/7,300 square feet
	Zoning	C-3 (Retail Center) and Military Circle Localized Alternative Sign Overlay (Military LASO)
	Neighborhood	Glenrock/Poplar Halls
	Character District	Suburban
Surrounding Area	North	C-3 and Military LASO: China Garden and Mongolian Bar-B-Q
	East	C-3 and Military LASO: Military Circle Mall
	South	C-3 and Military LASO: Firestone auto repair
	West	C-3 and C-2: The Dump furniture and Dunkin' Donuts



A. Summary of Request

The requests would allow the construction of an automated car wash on the site.

B. Plan Consistency

Change of Zoning

- The proposed change of zoning is consistent with *plaNorfolk2030*, which designates this site as commercial.

Special Exception

- The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as Commercial.
- The *Comprehensive Plan for the Military Highway Corridor District* calls for the installation of landscape treatments along the corridor to upgrade its image and appearance.
 - The plan identifies the entrance to Military Circle as a special gateway and calls for special gateway treatments to be developed to provide additional landscaping or hardscape to call attention to the entrance.
 - The plan also identifies this site as a location for a new landscaping cluster along the N. Military Highway frontage.
- To be fully consistent with the plan, a condition should be included requiring the installation of street trees and similar landscaping along N. Military Highway, with an emphasis on gateway elements at the northwest corner at the entrance to Military Circle.

C. Zoning Analysis

i. General

Change of Zoning

- The proposed use is not permitted in the C-3 district, which is why the applicant is proposing to rezone the property from C-3 district to C-2 district.
- The *Zoning Ordinance* identifies the purpose of the C-3 Retail Center District as a district that provides for two basic types of destination shopping centers:
 1. The traditional shopping center with significant concentrations of related commercial establishments with one or more anchor tenants, shared parking, consistent architectural and site design treatment and unified or coordinated management.
 2. The large single-store facility offering a broad and varied range of consumer merchandise.
- The existing C-3 zoning upon the site does not represent an unreasonable zoning designation given the surrounding context of the site.
 - The site directly abuts parcels zoned C-3 zoning on three sides and the adjacent land uses do not have adverse impacts affecting the continued use and viability of the site for commercial uses appropriate within a C-3 retail center commercial district.

- The site is large enough to accommodate a range of retail uses with considerable traffic visibility, daily vehicle trips and vehicle capacity along N. Military Highway to accommodate a successful retail use on the site within the existing C-3 zoning district.
- However, the proposal to rezone the site to C-2 does not increase the potential intensity of uses that cannot otherwise be mitigated on a parcel of this size.
- Given the nature of the car wash proposal, the large size of the site is necessary to ensure that adequate screening, circulation and ingress/egress is accommodated on the site.

Special Exception

- If the change of zoning from C-3 district to C-2 district is approved, the proposed use would be permitted with approval of a special exception.
- The property is a vacant site currently developed with a parking lot covering the entire lot.
- Coastal Breeze Car Wash is proposing to redevelop the site in accordance with the attached conceptual site plan.

	Proposed
Hours of Operation	7:00 a.m. until 9:00 p.m., Seven days a week

- The site is large enough to accommodate the use as proposed in the conceptual site plan.

ii. Parking

- The required parking for a car wash in the Suburban Character District is one space per 250 square feet of building.
 - The existing building and addition shows compliance with parking requirements.

iii. Flood Zone

The property is located in the X Flood Zone, which is a low risk flood zone.

D. Transportation Impacts

- Institute of Transportation Engineers figures estimate that this automobile related use will generate 103 afternoon peak hour trips.
- Military Highway adjacent to the site is identified as a severely congested corridor in the current update to regional Hampton Roads Congestion Management analysis.
- Experience indicates that majority of travel to the type of use proposed would not be new trips on the surrounding streets; instead, motorists already traveling the corridors will stop in on their way to somewhere else.

E. Impact on the Environment

- The development of the site will require approval through the Site Plan Review process and will meet City development regulations, including landscaping and stormwater requirements.
- In order to comply with the *Comprehensive Plan for the Military Highway Corridor District*, a landscape plan is included as a condition of the special exception in order to ensure that an additional landscape treatment is provided along the N. Military Highway street façade; above the minimum required through the Site Plan Review process.

F. Impact on Surrounding Area/Site

- Through the Site Plan Review Process, the City will require a lighting plan to be reviewed and approved by the Norfolk Police Department, in order to ensure the site addresses potential CPTED concerns (Crime Prevention Through Environmental Design).
 - The lighting plan will require proper installation of light shielding devices in order to ensure there is no spillover onto the adjacent properties

G. Payment of Taxes

The owner of the property is current on all real estate taxes.

H. Civic League

- Notice was sent to the Glenrock, Poplar Halls and Lake Taylor Civic Leagues on September 30.
- A letter of Support was received from the Poplar Halls Civic League.

I. Communication Outreach/Notification

- Legal notice was posted on the property on October 6.
- Letters were mailed to all property owners within 300 feet of the property on October 29.
- Legal notification was placed in *The Virginian-Pilot* on October 29 and November 5.

J. Recommendation

- Staff recommends that the change of zoning be **approved** as proposed.
- If the change of zoning is approved, staff recommends that the special exception request be **approved**, subject to the following conditions:

Car Wash Conditions

- (a) The hours of operation for the facility shall be from 7:00 a.m. until 9:00 p.m., seven days a week. No use of the facility outside of the hours of operation listed herein shall be permitted.

- (b) The site shall be generally designed in accordance with the conceptual site plan prepared by Blakeway Corporation, dated November 6, 2015, attached hereto and marked as "Exhibit A," including the requirement that the existing opening in the median located along the Ring Road private access lane directly to the south of the site be closed, subject to any revisions required by the City to be made during the Site Plan Review and building permit plan review processes.
- (c) The site shall be developed to reflect the general massing, materials and design for the building elevations as depicted in the conceptual elevations plan attached hereto and marked as "Exhibit B," entitled "Sheet A2.1.3" dated October 1, 2015, as prepared by Eric Rick Lee, architects, subject to any required revisions made during the Site Plan Review and building permitting processes.
- (d) All landscaping on the site shall conform to the specifications as depicted in the Military Highway Corridor Comprehensive Plan with final review for compliance to be reviewed by the City's Department of Recreation, Parks and Open Space, subject to any required revisions made during the Site Plan Review process.
- (e) Landscaping shall be installed and maintained at the base of any freestanding sign in accordance with the provisions of section 16-6 of the *Zoning Ordinance of the City of Norfolk, 1992* (as amended).
- (f) All landscaping installed on the site premises shall be maintained in a healthy growing condition at all times and shall be replaced when necessary.
- (g) No vehicle shall be parked within any sight triangle on the property, any public right-of-way, or any unimproved surface.
- (h) Dumpsters shall be gated and not visible from any public right-of-way, and will be screened with masonry walls that complement the proposed building.
- (i) Notwithstanding any other regulations pertaining to temporary window signage within Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), no less than 85% of the glass areas of the ground floor of the building shall be transparent as defined in the Zoning Ordinance.
- (j) No razor wire or barbed wire shall be permitted on the site.
- (k) No additional sheds shall be constructed, reconstructed or added on the site.
- (l) The property shall be kept in a clean and sanitary condition at all times.
- (m) During all hours of operation, the facility operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so as to keep such areas

free of litter, refuse, solid waste, and any bodily discharge.

- (n) No business license shall be issued until conditions (b), (c), (d) and (h) have all been implemented fully on the site.
- (o) The establishment shall maintain a current, active business license at all times while in operation.

Attachments

Location map

Zoning map

Applications

Physical survey

Conceptual site/landscape plan

Proposed building elevations

Notice to the Glenrock, Poplar Halls and Lake Taylor Civic Leagues

Letter of support – Poplar Halls Civic League

Proponents and Opponents

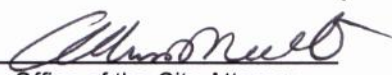
Proponents

Kent Winkvist – Applicant
7924 Glade Road
Norfolk, VA 23518

Opponents

None

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved: 

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 834 NORTH MILITARY HIGHWAY FROM C-3 (RETAIL CENTER COMMERCIAL) DISTRICT TO C-2 (CORRIDOR COMMERCIAL) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the property located at 834 North Military Highway is hereby rezoned from C-3 (Retail Center Commercial) District to C-2 (Corridor Commercial) District. The property which is the subject of this rezoning is more fully described as follows:


Property fronting 280 feet, more or less, along the eastern line of North Military Highway, beginning 1,075 feet, more or less, from the northern line of Poplar Hall Drive and extending northwardly; premises numbered 834 North Military Highway.

Section 2:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 3:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved: 

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT THE OPERATION OF A CAR WASH NAMED "COASTAL BREEZE CAR WASH" ON PROPERTY LOCATED AT 834 NORTH MILITARY HIGHWAY.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to permit the operation of a car wash named "Coastal Breeze Car Wash" on property located at 834 North Military Highway. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 280 feet, more or less, along the eastern line of North Military Highway, beginning 1,075 feet, more or less, from the northern line of Poplar Hall Drive and extending northwardly; premises numbered 834 North Military Highway.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the car wash shall be from 7:00 a.m. until 9:00 p.m., seven days per week. No use of the facility outside of the hours of operation listed herein shall be permitted.
- (b) The site shall be generally designed in accordance with the conceptual site plan prepared by Blakeway Corporation, dated November 6, 2015, attached hereto and marked as "Exhibit A," including closing to vehicular traffic the existing opening in the median located along the Ring Road access lane directly south of the site, subject to any revisions required by the City as part of the site plan review process.
- (c) All landscaping on the site shall conform to the specifications as depicted in the Military Highway

Corridor Comprehensive Plan with final review for compliance to be reviewed by the City's Department of Recreation, Parks and Open Space, subject to any required revisions made during the site plan review process.

- (d) Landscaping shall be installed and maintained at the base of any freestanding sign in accordance with the provisions of section 16-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended).
- (e) All landscaping installed on the site premises shall be maintained in a healthy growing condition at all times and shall be replaced when necessary.
- (f) The facility shall install water recycling equipment so that a minimum of 75% of the water used in the vehicle washing process is recycled and reused.
- (g) The site shall be developed to reflect the general massing, materials and design for the building elevations depicted in the conceptual elevations plan labeled "Sheet A2.1.3," dated October 1, 2015, attached hereto and marked as "Exhibit B," subject to any revisions required by the City as part of the site plan review or building permitting processes.
- (h) Dumpsters shall be gated and not visible from any public right-of-way, and must be screened with masonry walls that complement the proposed building.
- (i) Notwithstanding any other regulations pertaining to temporary window signage in Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), no less than 85% of the glass areas of the ground floor shall remain transparent as defined in the Zoning Ordinance.
- (j) A hazardous materials management plan detailing the methods to be employed in order to mitigate the infiltration of petroleum-based materials or waste associated with car washes being conducted on the property into groundwater or surface waters shall

be prepared and submitted to the Department of Planning. Once approved, the plan shall be fully and continuously implemented.

- (k) There shall be no razor wire permitted on the site and any existing razor wire shall be removed.
- (l) No vehicle shall be parked within any sight distance triangle on the property, any public right-of-way, or any unimproved surface.
- (m) On-site lighting shall be directed and shielded so as not to cast glare onto any adjacent residential properties.
- (n) During all hours of operation the establishment operator shall be responsible for maintaining the property, those portions of public rights-of-way improved by sidewalk, and those portions of any parking lot adjacent to and used by customers of the premises regulated by the Special Exception so as to keep such areas free of litter and refuse.
- (o) The property shall be kept in a clean and sanitary condition at all times.
- (p) The facility shall maintain a current, active business license at all times while in operation.
- (q) No business license shall be issued until conditions (b), (c), (d), (f) and (g) have all been implemented fully on the site.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted general plan and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the

property within the neighborhood in which it is located;

- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and

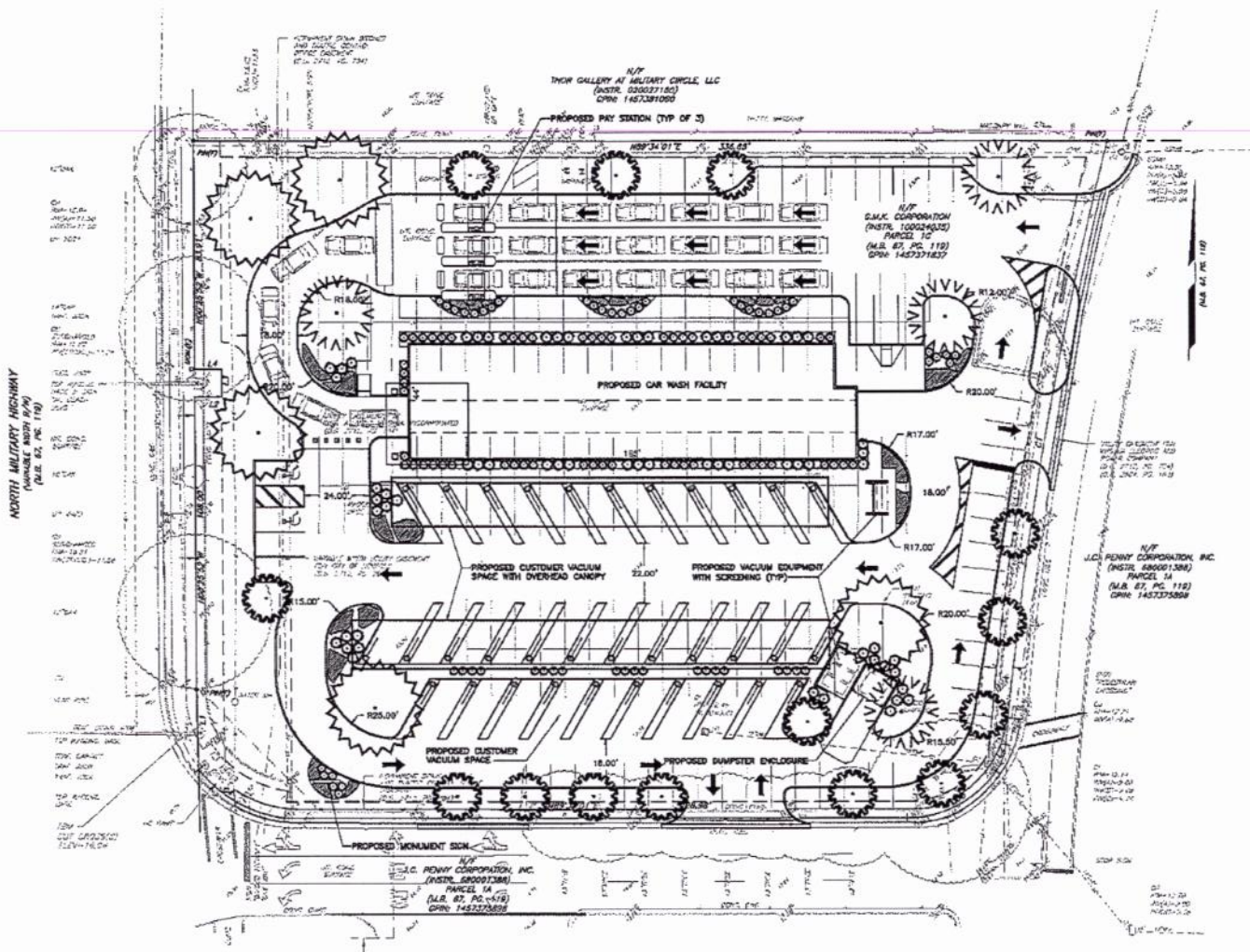
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (1 page)

Exhibit B (1 page)



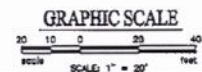
VICINITY MAP
SCALE: 1" = 2,000'

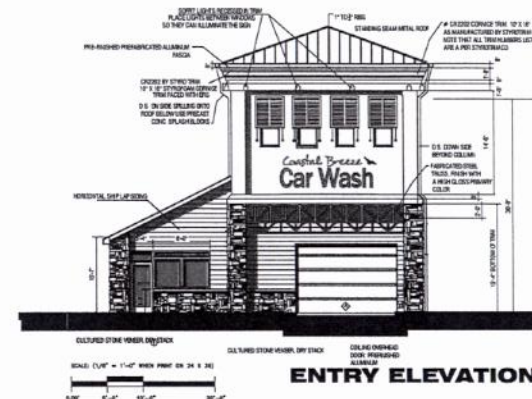
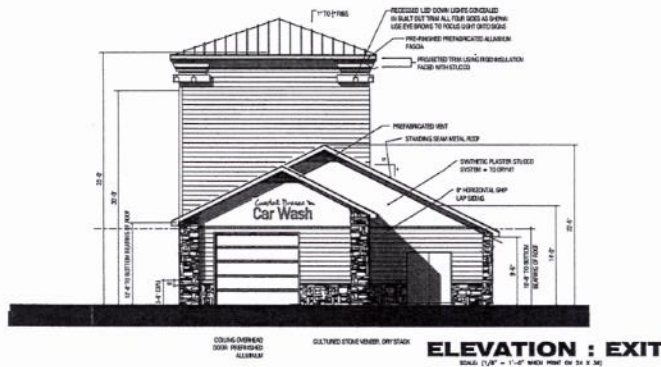
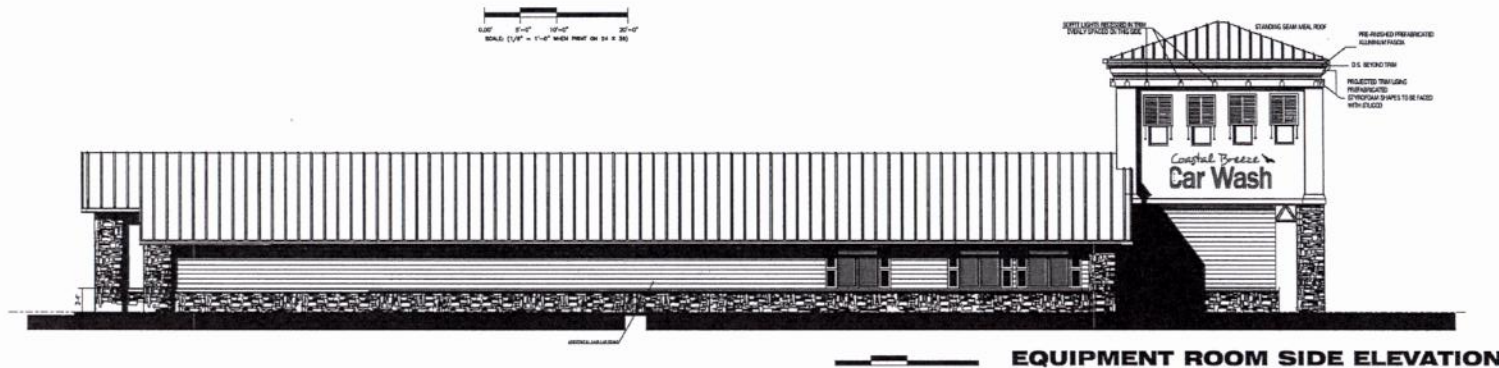
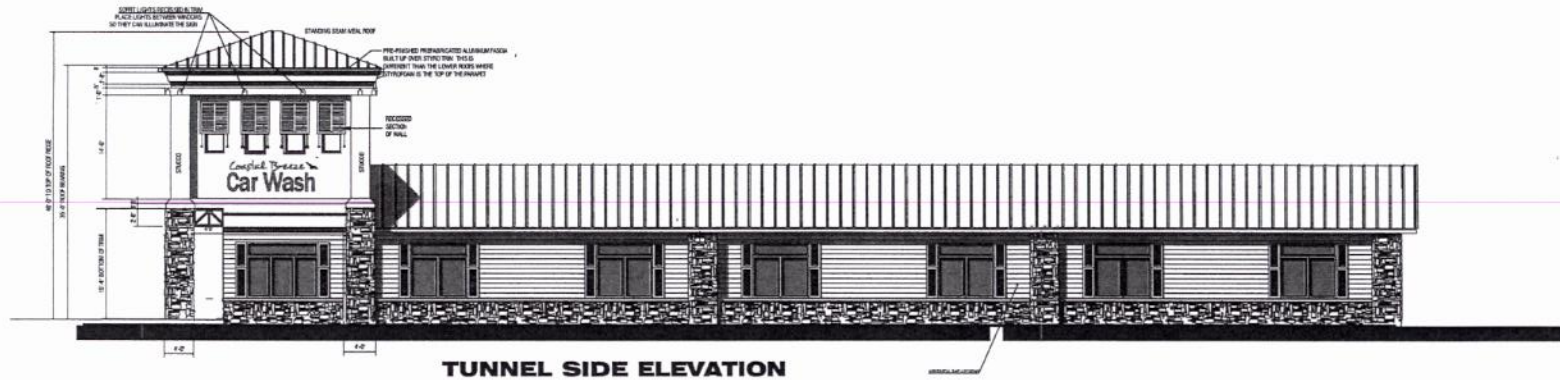
SITE ANALYSIS

DISTING PARCEL AREA:	77,455.71 ± sq 1.77 ± ac.
DISTING PARCEL AREA:	77,455.71 ± sq 1.77 ± ac.
DISTING ZONING:	D-3
DISTING ZONING:	D-2
BUILDING SETBACKS	REQUIRED
FRONT	10'
SIDE	10'
REAR	10'
LANDSCAPE BUFFER	REQUIRED
FRONT	10'
SIDE	10'
REAR	0'
PARKING:	
REQUIRED:	1 SPACE
(7.1 SPACE PER 1,000 SQ. FT.)	
PROVIDED:	
EMPLOYEE	5 SPACES
PREP	2 SPACES
HANDICAP	2 SPACES
VACUUM SPACES	2 SPACES

GENERAL NOTES:

1. THE PROPOSED IMPROVEMENTS WERE DEVELOPED PER THE CITY'S ZONING ORDINANCE FOR C-3 ZONED PROPERTY.
2. AUTO MOBILE CAR WASH REQUIRES A SPECIAL USE PERMIT PER CITY'S ZONING ORDINANCE.
3. BLANKNEY REDUNDANCE INVESTIGATION INTO THE STORMWATER MANAGEMENT PRACTICES TO MEET ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
4. EXISTING CONDITIONS INFORMATION WAS PROVIDED BY EXISTING SURVEY INFORMATION PERFORMED BY BLANKNEY CORPORATION.





Project & Owner Information

COASTAL BREEZE CARWASH FOR KENT WINQUIST

834 N. MILITARY HIGHWAY, NORFOLK, VIRGINIA

TELE: 757-285-7771 EMAIL: KENTY415@HOTMAIL.COM

DATE: OCTOBER, 1, 2015

Addendum No. + Date

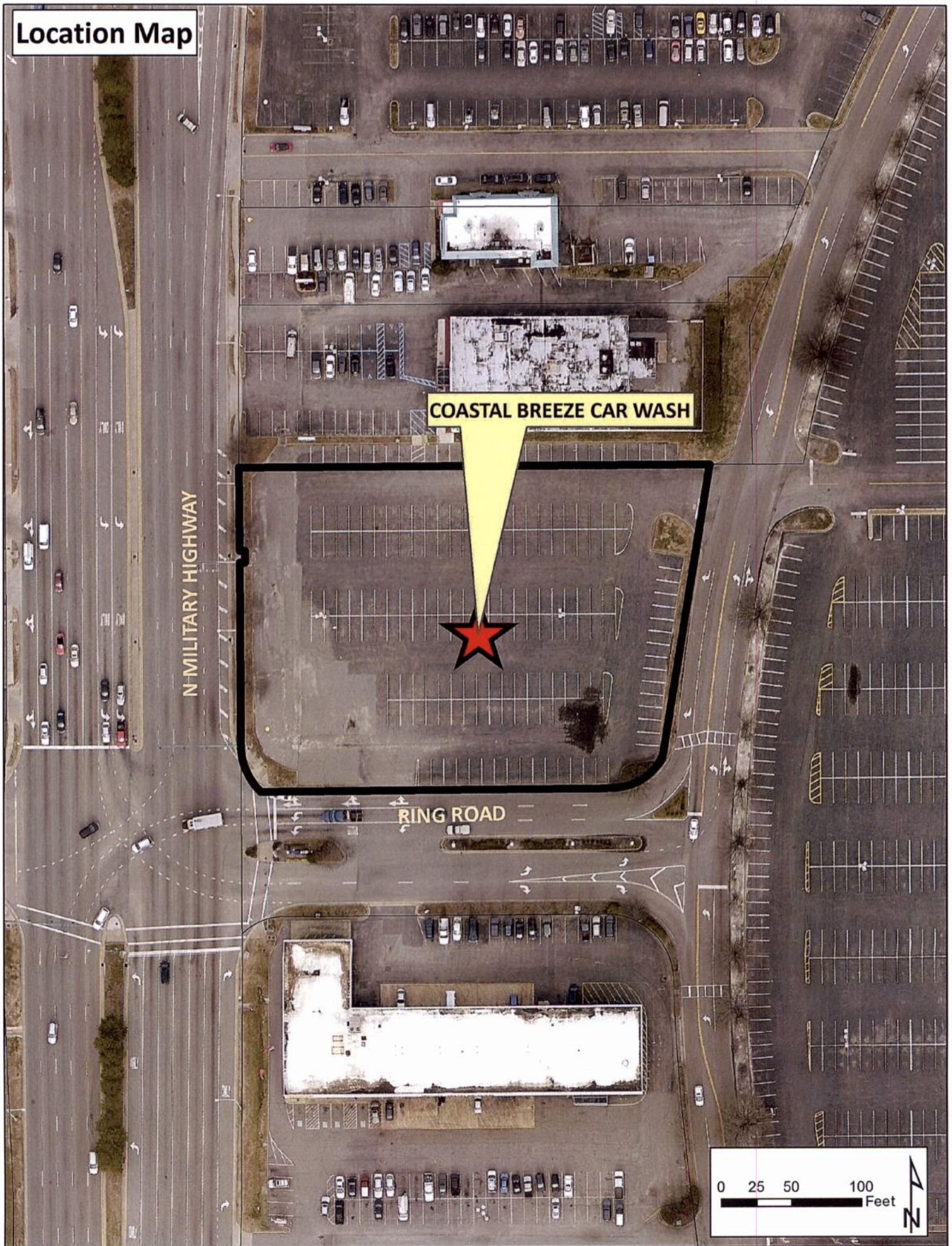
SHEET #

A2.1.3.1

Not for Construction if this Sheet of the Addendum is not located and signed in the box below.

OWNER/SHIP: These documents are protected under the copyright laws of the United States. The documents herein are the property of the architect and cannot be used without written permission.

Location Map



COASTAL BREEZE CAR WASH

N MILITARY HIGHWAY

RING ROAD

0 25 50 100 Feet



Zoning Map

BRICKELL ROAD

N MILITARY HIGHWAY

C-2

COASTAL BREEZE CAR WASH

C-3

RING ROAD

C-3

C-2

0 37.5 75 150 Feet





APPLICATION CHANGE OF ZONING

Date of application: 9-25-15

Change of Zoning

From: C-3 Zoning To: C-2 Zoning

DESCRIPTION OF PROPERTY

Property location: (Street Number) 834 (Street Name) Military Highway
Norfolk, Virginia 23518

Existing Use of Property: Asphalt Parking Lot

Current Building Square Footage 0

Proposed Use Car Wash Facility with Vacuums

Proposed Building Square Footage 7,300

Trade Name of Business (If applicable) Coastal Breeze Car Wash

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) Winquist (First) Kent (MI)

Mailing address of applicant (Street/P.O. Box): 908 E. Little Creek Road

(City) Norfolk (State) VA (Zip Code) 23518

Daytime telephone number of applicant (757) 785-4072 Fax ()

E-mail address of applicant: kentw45@hotmail.com

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January, 2015)

**Application
Rezoning
Page 2**

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant () Fax ()

E-mail address of applicant:

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

GMK Corporation

3. Name of property owner: (Last) Winquist (First) Kent and Gregg (MI)

Mailing address of property owner (Street/P.O. box): 908 E. Little Creek Road

(City) Norfolk (State) VA (Zip Code) 23518

Daytime telephone number of owner ()757 785-4072 email: kentw45@hotmail.com

CIVIC LEAGUE INFORMATION

Civic League contact: Popular Hall and Glenrock

Date(s) contacted:

Ward/Super Ward information: Ward 4, Super Ward 7

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January, 2015)

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Kent L Winquist Sign: Kent L Winquist 9, 24, 2015
(Property Owner or Authorized Agent of Signature) (Date)

Print name: Kent L Winquist Sign: Kent L Winquist 9, 24, 2015
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: _____ Sign: _____ / ____ / ____
(Authorized Agent Signature) (Date)

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January, 2015)



APPLICATION SPECIAL EXCEPTION

Special Exception for:

Date of application:

DESCRIPTION OF PROPERTY

Property location: (Street Number) (Street Name)

Existing Use of Property

Current Building Square Footage

Proposed Use

Proposed Square Footage

Proposed Hours of Operation:

Weekday From To

Friday From To

Saturday From To

Sunday From To

Trade Name of Business (If applicable)

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

**Application
Special Exception
Page 2**

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant () Fax ()

E-mail address of applicant:

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant () Fax ()

E-mail address of applicant:

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

Gmk Corporation

3. Name of property owner: (Last) (First) (MI)

Mailing address of property owner (Street/P.O. box):

(City) (State) (Zip Code)

Daytime telephone number of owner () email:

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January, 2015)

CIVIC LEAGUE INFORMATION

Civic League contact: Popular Hall and Glenrock

Date(s) contacted:

Ward/Super Ward information: Ward 4, Super Ward 7

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge.

Print name: Kent L Winquist Sign: Kent L Winquist 9, 24, 2015
(Property Owner or Authorized Agent of Signature) (Date)

Print name: Kent L Winquist Sign: Kent L Winquist 9-24, 2015
(Applicant) (Date)

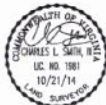
ONLY NEEDED IF APPLICABLE:

Print name: Ke Sign: / /
(Authorized Agent Signature) (Date)

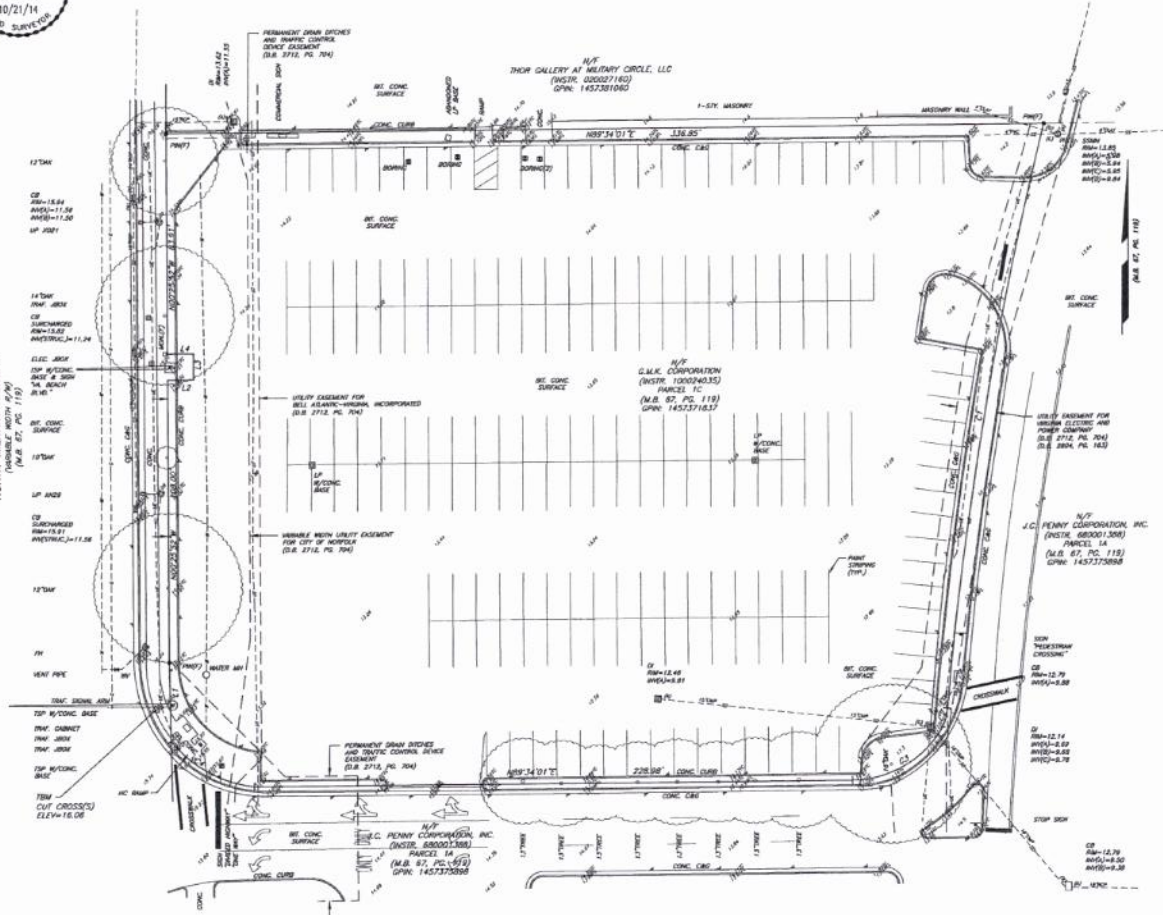
DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January, 2015)



NORTH MILITARY HIGHWAY
 (M.B. 67, PG. 119)
 (M.B. 67, PG. 119)



STATION	ADJUST	DESCRIPTION	STATION	ADJUST	DESCRIPTION
1	0.00	START OF SUBDIVISION	10	0.00	START OF SUBDIVISION
2	0.00	START OF SUBDIVISION	11	0.00	START OF SUBDIVISION
3	0.00	START OF SUBDIVISION	12	0.00	START OF SUBDIVISION
4	0.00	START OF SUBDIVISION	13	0.00	START OF SUBDIVISION
5	0.00	START OF SUBDIVISION	14	0.00	START OF SUBDIVISION
6	0.00	START OF SUBDIVISION	15	0.00	START OF SUBDIVISION
7	0.00	START OF SUBDIVISION	16	0.00	START OF SUBDIVISION
8	0.00	START OF SUBDIVISION	17	0.00	START OF SUBDIVISION
9	0.00	START OF SUBDIVISION	18	0.00	START OF SUBDIVISION
10	0.00	START OF SUBDIVISION	19	0.00	START OF SUBDIVISION
11	0.00	START OF SUBDIVISION	20	0.00	START OF SUBDIVISION
12	0.00	START OF SUBDIVISION	21	0.00	START OF SUBDIVISION
13	0.00	START OF SUBDIVISION	22	0.00	START OF SUBDIVISION
14	0.00	START OF SUBDIVISION	23	0.00	START OF SUBDIVISION
15	0.00	START OF SUBDIVISION	24	0.00	START OF SUBDIVISION
16	0.00	START OF SUBDIVISION	25	0.00	START OF SUBDIVISION
17	0.00	START OF SUBDIVISION	26	0.00	START OF SUBDIVISION
18	0.00	START OF SUBDIVISION	27	0.00	START OF SUBDIVISION
19	0.00	START OF SUBDIVISION	28	0.00	START OF SUBDIVISION
20	0.00	START OF SUBDIVISION	29	0.00	START OF SUBDIVISION
21	0.00	START OF SUBDIVISION	30	0.00	START OF SUBDIVISION
22	0.00	START OF SUBDIVISION	31	0.00	START OF SUBDIVISION
23	0.00	START OF SUBDIVISION	32	0.00	START OF SUBDIVISION
24	0.00	START OF SUBDIVISION	33	0.00	START OF SUBDIVISION
25	0.00	START OF SUBDIVISION	34	0.00	START OF SUBDIVISION
26	0.00	START OF SUBDIVISION	35	0.00	START OF SUBDIVISION
27	0.00	START OF SUBDIVISION	36	0.00	START OF SUBDIVISION
28	0.00	START OF SUBDIVISION	37	0.00	START OF SUBDIVISION
29	0.00	START OF SUBDIVISION	38	0.00	START OF SUBDIVISION
30	0.00	START OF SUBDIVISION	39	0.00	START OF SUBDIVISION
31	0.00	START OF SUBDIVISION	40	0.00	START OF SUBDIVISION
32	0.00	START OF SUBDIVISION	41	0.00	START OF SUBDIVISION
33	0.00	START OF SUBDIVISION	42	0.00	START OF SUBDIVISION
34	0.00	START OF SUBDIVISION	43	0.00	START OF SUBDIVISION
35	0.00	START OF SUBDIVISION	44	0.00	START OF SUBDIVISION
36	0.00	START OF SUBDIVISION	45	0.00	START OF SUBDIVISION
37	0.00	START OF SUBDIVISION	46	0.00	START OF SUBDIVISION
38	0.00	START OF SUBDIVISION	47	0.00	START OF SUBDIVISION
39	0.00	START OF SUBDIVISION	48	0.00	START OF SUBDIVISION
40	0.00	START OF SUBDIVISION	49	0.00	START OF SUBDIVISION
41	0.00	START OF SUBDIVISION	50	0.00	START OF SUBDIVISION
42	0.00	START OF SUBDIVISION	51	0.00	START OF SUBDIVISION
43	0.00	START OF SUBDIVISION	52	0.00	START OF SUBDIVISION
44	0.00	START OF SUBDIVISION	53	0.00	START OF SUBDIVISION
45	0.00	START OF SUBDIVISION	54	0.00	START OF SUBDIVISION
46	0.00	START OF SUBDIVISION	55	0.00	START OF SUBDIVISION
47	0.00	START OF SUBDIVISION	56	0.00	START OF SUBDIVISION
48	0.00	START OF SUBDIVISION	57	0.00	START OF SUBDIVISION
49	0.00	START OF SUBDIVISION	58	0.00	START OF SUBDIVISION
50	0.00	START OF SUBDIVISION	59	0.00	START OF SUBDIVISION
51	0.00	START OF SUBDIVISION	60	0.00	START OF SUBDIVISION
52	0.00	START OF SUBDIVISION	61	0.00	START OF SUBDIVISION
53	0.00	START OF SUBDIVISION	62	0.00	START OF SUBDIVISION
54	0.00	START OF SUBDIVISION	63	0.00	START OF SUBDIVISION
55	0.00	START OF SUBDIVISION	64	0.00	START OF SUBDIVISION
56	0.00	START OF SUBDIVISION	65	0.00	START OF SUBDIVISION
57	0.00	START OF SUBDIVISION	66	0.00	START OF SUBDIVISION
58	0.00	START OF SUBDIVISION	67	0.00	START OF SUBDIVISION
59	0.00	START OF SUBDIVISION	68	0.00	START OF SUBDIVISION
60	0.00	START OF SUBDIVISION	69	0.00	START OF SUBDIVISION
61	0.00	START OF SUBDIVISION	70	0.00	START OF SUBDIVISION
62	0.00	START OF SUBDIVISION	71	0.00	START OF SUBDIVISION
63	0.00	START OF SUBDIVISION	72	0.00	START OF SUBDIVISION
64	0.00	START OF SUBDIVISION	73	0.00	START OF SUBDIVISION
65	0.00	START OF SUBDIVISION	74	0.00	START OF SUBDIVISION
66	0.00	START OF SUBDIVISION	75	0.00	START OF SUBDIVISION
67	0.00	START OF SUBDIVISION	76	0.00	START OF SUBDIVISION
68	0.00	START OF SUBDIVISION	77	0.00	START OF SUBDIVISION
69	0.00	START OF SUBDIVISION	78	0.00	START OF SUBDIVISION
70	0.00	START OF SUBDIVISION	79	0.00	START OF SUBDIVISION
71	0.00	START OF SUBDIVISION	80	0.00	START OF SUBDIVISION
72	0.00	START OF SUBDIVISION	81	0.00	START OF SUBDIVISION
73	0.00	START OF SUBDIVISION	82	0.00	START OF SUBDIVISION
74	0.00	START OF SUBDIVISION	83	0.00	START OF SUBDIVISION
75	0.00	START OF SUBDIVISION	84	0.00	START OF SUBDIVISION
76	0.00	START OF SUBDIVISION	85	0.00	START OF SUBDIVISION
77	0.00	START OF SUBDIVISION	86	0.00	START OF SUBDIVISION
78	0.00	START OF SUBDIVISION	87	0.00	START OF SUBDIVISION
79	0.00	START OF SUBDIVISION	88	0.00	START OF SUBDIVISION
80	0.00	START OF SUBDIVISION	89	0.00	START OF SUBDIVISION
81	0.00	START OF SUBDIVISION	90	0.00	START OF SUBDIVISION
82	0.00	START OF SUBDIVISION	91	0.00	START OF SUBDIVISION
83	0.00	START OF SUBDIVISION	92	0.00	START OF SUBDIVISION
84	0.00	START OF SUBDIVISION	93	0.00	START OF SUBDIVISION
85	0.00	START OF SUBDIVISION	94	0.00	START OF SUBDIVISION
86	0.00	START OF SUBDIVISION	95	0.00	START OF SUBDIVISION
87	0.00	START OF SUBDIVISION	96	0.00	START OF SUBDIVISION
88	0.00	START OF SUBDIVISION	97	0.00	START OF SUBDIVISION
89	0.00	START OF SUBDIVISION	98	0.00	START OF SUBDIVISION
90	0.00	START OF SUBDIVISION	99	0.00	START OF SUBDIVISION
91	0.00	START OF SUBDIVISION	100	0.00	START OF SUBDIVISION

LINE	BEARING	DISTANCE
1	N 89° 54' 00" W	20.00
2	N 89° 54' 00" W	10.00
3	N 89° 54' 00" W	10.00
4	S 89° 54' 00" W	10.00

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARINGS
C1	1434.64	89° 54' 00"	20.00	13.27	20.00	S 89° 54' 00" W
C2	20.00	89° 54' 00"	10.00	8.66	10.00	S 89° 54' 00" W
C3	40.00	89° 54' 00"	10.00	17.32	10.00	S 89° 54' 00" W
C4	40.00	89° 54' 00"	10.00	17.32	10.00	S 89° 54' 00" W

SURVEY NOTES

S-1. THE MERIDIAN SOURCE FOR THIS SURVEY IS BASED ON MAP BOOK 67, PAGE 119.

S-2. ELEVATIONS SHOWN ARE EXPRESSED IN FEET AND BASED ON THE CITY OF NORFOLK GEODETIC CONTROL NETWORK WHICH REFERS TO NAVD 83. CONTROL STATION UTILIZED: "05005" ELEV=11.16.

S-3. THIS SURVEY/PLAT WAS PERFORMED/PREPARED WITHOUT THE BENEFIT OF A CURRENT AND COMPLETE TITLE REPORT AND MAY NOT SHOW ANY/PARTIAL PARCEL LINES, EASEMENTS, RESTRICTIONS, ENCUMBRANCES, AND CURRENT RIGHTS-OF-WAY THAT MAY AFFECT THE SURVEYED AREA SHOWN.

S-4. THIS SURVEY/PLAT DOES NOT INTEND TO DEPICT ANY WETLANDS, HAZARDOUS WASTE, AND OTHER ENVIRONMENTAL CONDITIONS UNLESS OTHERWISE NOTED AND/OR SHOWN.

S-5. THE UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED ON A COMBINATION OF EXISTING DESIGNATIONS/MARKINGS, FIELD LOCATED STRUCTURES, AND PLAN INFORMATION. THIS SURVEY/PLAT MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

S-6. THE PROPERTY SHOWN APPEARS TO FALL WITHIN FLOOD ZONE(S) "X", ACCORDING TO F.E.M.A.'S FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE CITY OF NORFOLK, VIRGINIA, MAP NUMBER 5101040145F. MAP REVISED: SEPTEMBER 2, 2006.

S-7. THIS TOPOGRAPHIC SURVEY OF PARCEL 1C, SUBDIVISION PLAT OF SUBDIVISION NUMBER ONE MILITARY CIRCLE MALL, NORFOLK, VIRGINIA, (M.B. 67, PG. 119), WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF CHARLES L. SMITH, R.S. FROM AN ACTUAL, A GROUND OR AIRBORNE SURVEY MADE UNDER MY SUPERVISION, THAT THE MAPPING AND/OR ORIGINAL DATA WAS OBTAINED ON 05/12/14 AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

TOPOGRAPHIC SURVEY OF
 PARCEL 1C
 SUBDIVISION PLAT OF
 SUBDIVISION
 NUMBER ONE
 MILITARY CIRCLE MALL
 NORFOLK, VIRGINIA
 (M.B. 67, PG. 119)
 FOR
 G.M.K. CORPORATION

Blakeway Corp
 engineering | surveying | digital geospatial

10000 WILSON AVENUE, SUITE 100
 NORFOLK, VIRGINIA 23502
 TEL: 757-644-4444
 FAX: 757-644-4444

SCALE: 1" = 20'
 SHEET: 1 OF 1
 DATE: 06/02/14
 PROJECT: G.M.K. MILITARY
 FILE NO.: 8166.03
 SHEET: 1 OF 1
 M.B. 67, PG. 36

Simons, Matthew

From: Straley, Matthew
Sent: Wednesday, September 30, 2015 2:51 PM
To: 'laketaylorcivicleague@gmail.com'; 'Mabob_rawls@yahoo.com';
'wewatchglenrock@live.com'
Cc: Riddick, Paul; Williams, Angelia M.; Goldin, Jamie; Simons, Matthew
Subject: new Planning Commission applications - 834 N Military Highway
Attachments: Coastal Breeze_rezone.pdf; Coastal Breeze_SE.pdf

Mr. Hicks, Mr. Rawls , Mr. Speight:

Attached please find the following applications for 834 N. Military Highway:

- a. Change of zoning from C-3 (Retail Center) district to C-2 (Corridor Commercial) district.
- b. Special exception to operate a car wash.

The item is tentatively scheduled for the November 12, 2015 Planning Commission public hearing.

Should you have any questions, please e-mail or call *Matt Simons* at (757) 664-4750, matthew.simons@norfolk.gov

Thank you.

Matthew Straley

GIS Technician II

Norfolk Department of City Planning

810 Union Street, Suite 508 | Norfolk, Virginia 23510

Matthew.Straley@norfolk.gov | Tel: 757-664-4769 | Fax: 757-441-1569

Poplar Halls Civic League
Bob Rawls, President
5523 Pebble Lane
Norfolk, Virginia 23502

November 03, 2015

Kent,

I am writing this letter in support of your project, and rezoning of the commercial property, located at 834 N Military Highway, for Coastal Breeze Car Wash.

After your presentation our civic league voiced support in favor of your plans, with no objections to build your Coastal Breeze Car Wash near Mongolian BBQ and Firestone at Military Circle. We also like your plans to participate in our community by holding fundraisers for various charitable organizations. We look forward to seeing your new project completed, and know it will be a good addition to our neighborhood.

Thank you,

A handwritten signature in black ink that reads "M. G. Bob Rawls". The signature is written in a cursive, flowing style.

Bob Rawls

President

Poplar Halls Civic League

From: Glenrock Neighborhood Assoc. <wewatchglenrock@live.com>

Sent: Thursday, November 12, 2015 12:30:00 PM

To: Simons, Matthew; laketaylorcivicleague@gmail.com; poplarhallcivicleague@yahoo.com

Cc: Johnson, Michelle S; 'Kent Winqvist'

Subject: RE: Coastal Breeze Car Wash - Staff Report

Matt,

Thank you for the update. As a matter of public record, the Glenrock community does not oppose this application for rezoning and development. We affirm the "conditional approval" as noted in the report. Please contact me if you have any additional questions or concerns.

r/

David Hicks

President

GNA